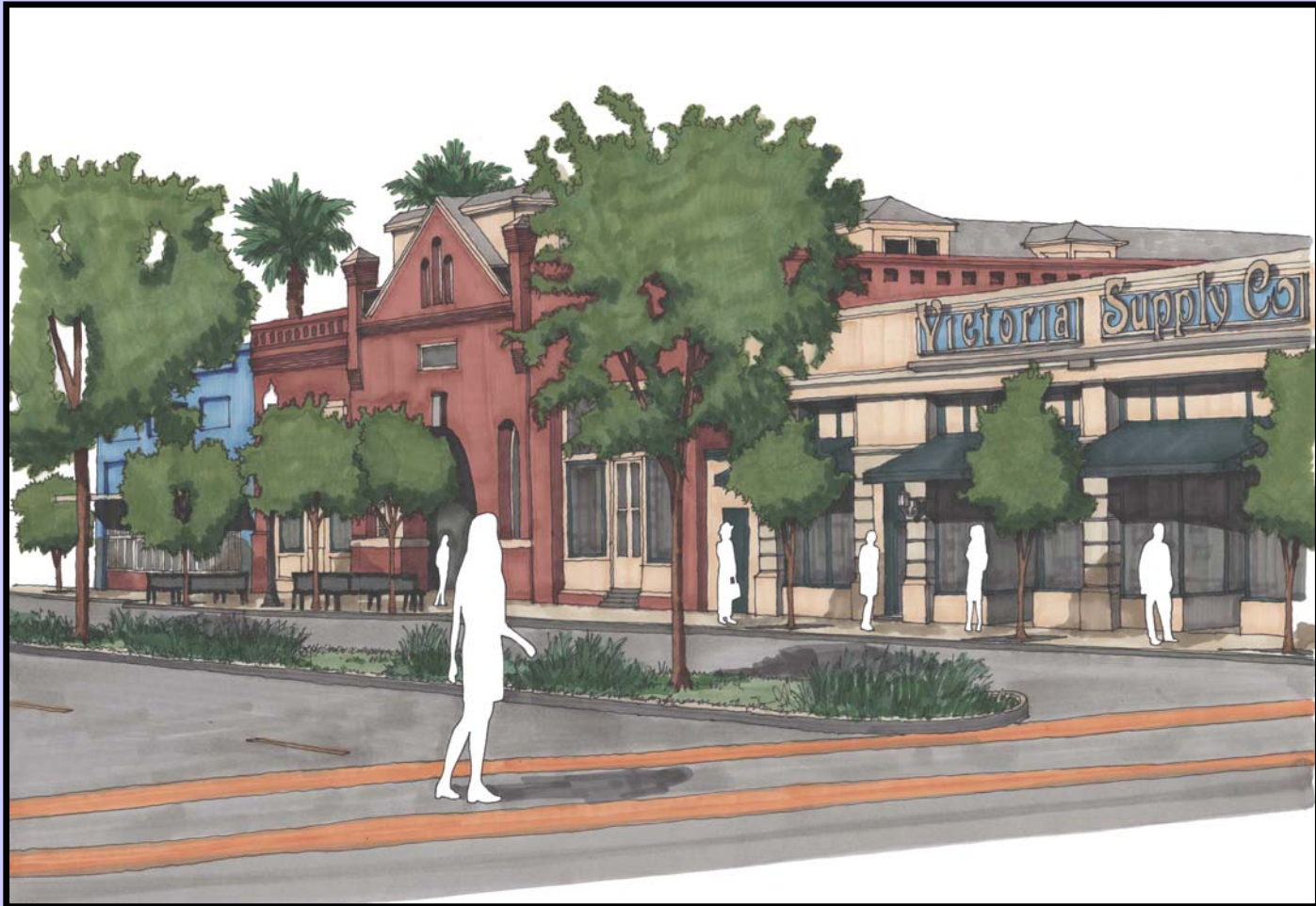


Ramona Town Center Workshop

October 5, 2004



Workshop Agenda

6-6:30pm Introductions & Workshop Presentation

6:45pm-7:45pm Group Work Session

7:45pm-8:45pm Group Presentations

8:45pm-9:00pm Next Steps

OBJECTIVES: What are we here to achieve?

- 1.) Determine Town Center projects for further study.
- 2.) Refine town center land uses and road network in order to provide opportunities to achieve objectives of Ramona Design Workshops.

WHAT were the Ramona Village Design Workshops?

June, 2003 &
February, 2004

Why? To develop a widely shared vision for Ramona's town center.



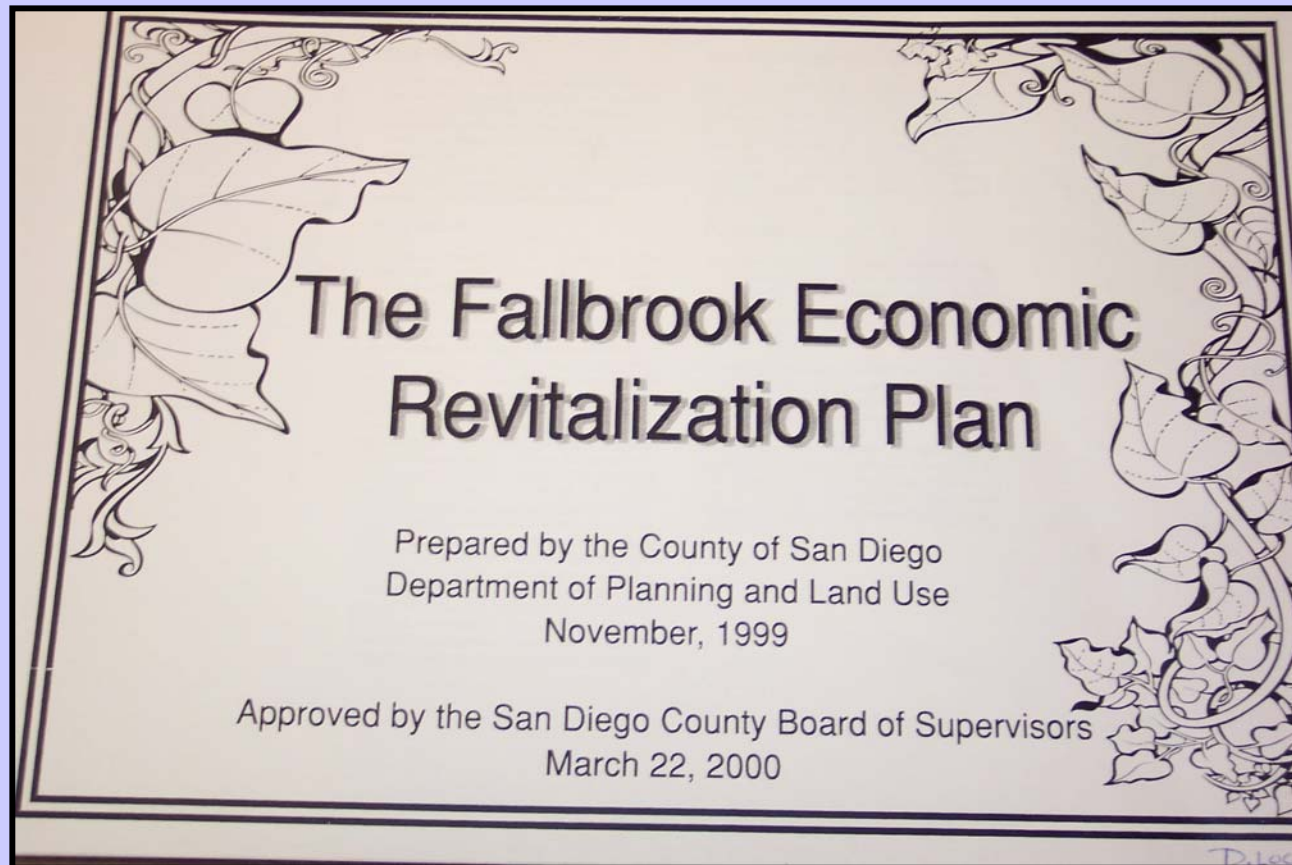
Who Participated?

100+ attendees!

Community Members, Local & State

Organizations, Ramona Planning Group Members

Ramona's Next Step.....



WHAT were the Design Workshop Outcomes?

- **Mixed Use**
- **Housing**
 - Senior
 - Multifamily Housing
- **Circulation-**
 - Mini-Bypass
 - Community Parking Lots
- **Pocket Parks**

Also Discussed:

- **Industrial Lands**
- **Road Connectivity**

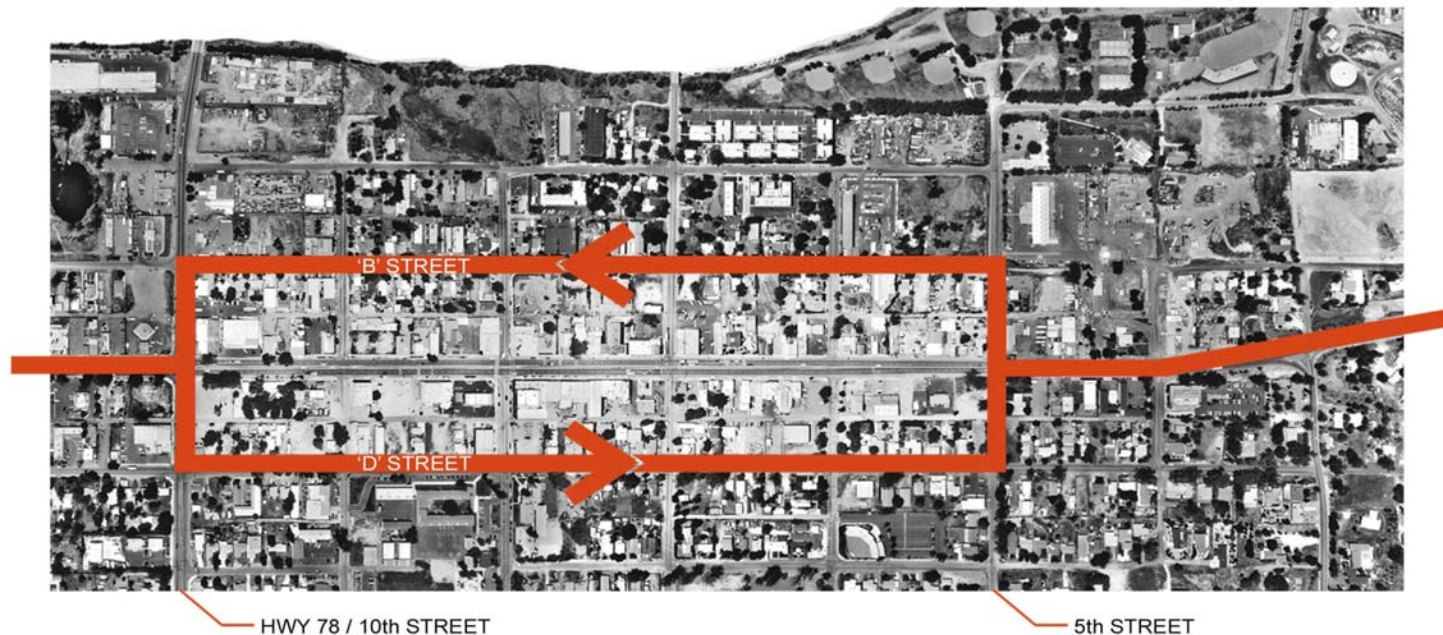
MIXED USE



HOUSING



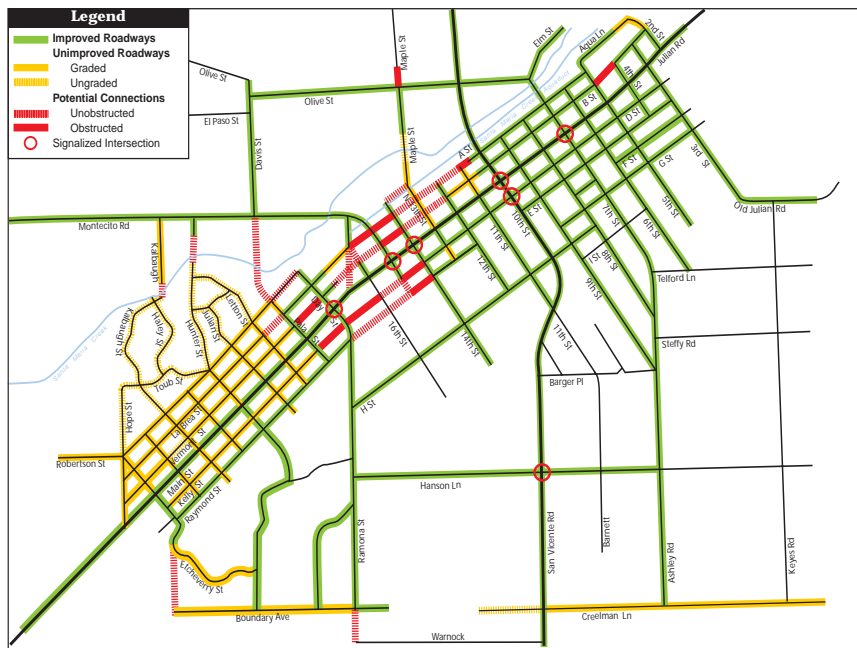
CIRCULATION



Mini-Bypass

(In combination with Southern Bypass!)

CIRCULATION



Ramona Road Master Plan

County of
San Diego

Figure 3-2
Existing Roadway Conditions
Community of Ramona



Road Connectivity
(Ramona Road Master Plan)

Community Parking Lots

POCKET PARKS



Active



Passive

INDUSTRIAL LANDS



CONCEPTS & PROJECTS TO KEEP IN MIND.....



*Santa Maria
Linear Park!*

TOWN CENTER PLANNING

Basic Principles

Diverse Uses with A Common Vocabulary

Distinguishing Features

- Compactness
- Medium Density
- Street Edge Buildings
- Everyday Commerce
- Residential Elements
- Civic Spaces - Rural Space
- Pedestrian Friendly
- Scaled Streets
- Incremental Growth



Sense of Community

- Live Within Walking Distance
- Third Place
- Open Space within or Around
- Compact Form and Incremental Growth



Nine Organizing Principles

- Define Public Space
- Focus on The Core
- Order Not Repetition
- Human Proportion
- Encourage Walking



Source:
Harold Williams

Nine Organizing Principles

- A Range of Residential
- Small Town, Not a spreading Suburb
- Mix of Activities
- Fit Within the Environment



Source:
Harold Williams

Development in Town Centers

Maintaining Vital Functions

- **Town Center = Retail**
- **Balance**
- **Competing Town Centers**
- **Mixing Uses**



Source:
Harold Williams

Shopping Streets as "Outdoor Rooms"

- Heights - Width Ratios
- Outdoor Rooms Creates Value.

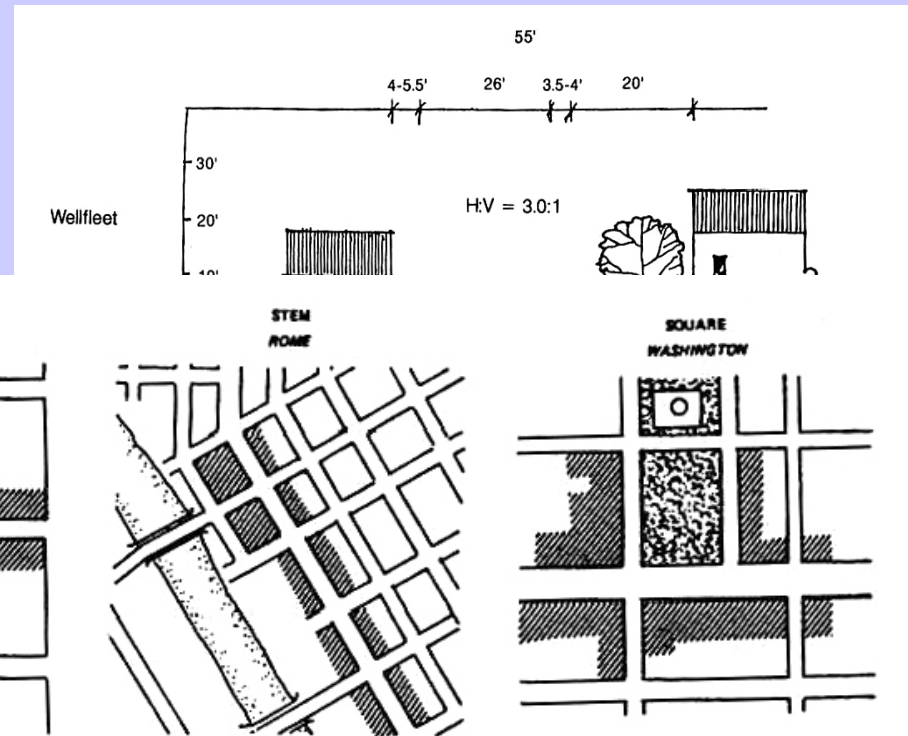
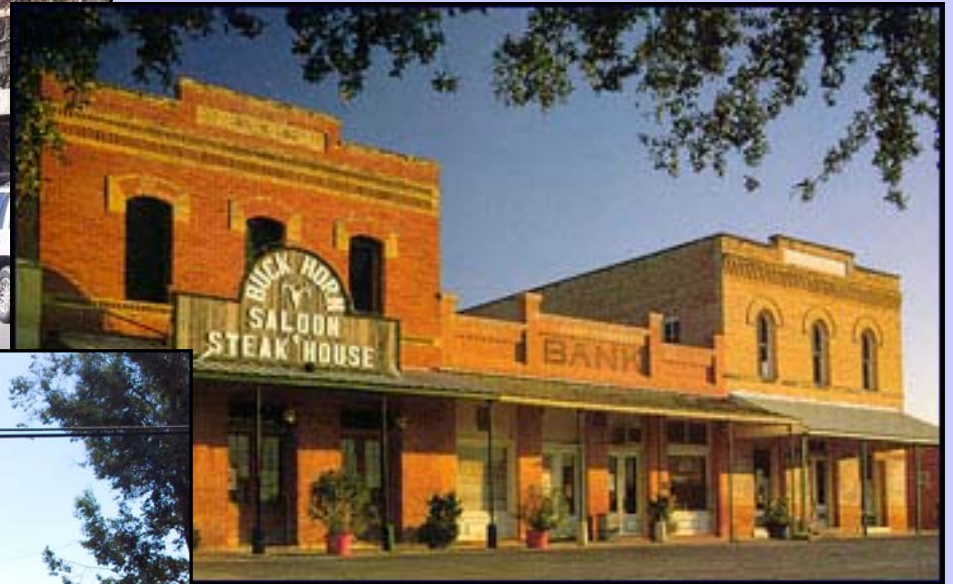


Figure 9-12. Four basic patterns of public open space in small towns in rural Georgia, where sidewalk pedestrian counts have shown that towns with central open spaces typically enjoy the highest level of pedestrian activity. Source: Kenyon, 1989.



Varied Building Heights

Create Visual Interest



3rd Story to Create
PROPORTIONALITY

Residential Housing Proportionality



Conservation Planning & Village Design Principles

- **Respect --- Understand -- Preserve**
- **Minimize**
- **Efficient Use of Resources**

Conservation Planning & Village Design

Organizing Elements

- **Roadways**
- **Parks & Open Space**
- **Mix of Uses (Land Use)**
- **Housing**

Conservation Planning & Village Design

Core Values & Guidelines

- **Economically Viable**
- **Provides for the Need of Town Residents**
- **Community Densities**
- **A Sense of Place**

Conservation Planning & Village Design

Circulation Element

- **Roadways Separation**
- **Safe Sight Distances**
- **Match Width with Capacities**
- **Strong Main Street**
- **Complimentary Secondary Main Streets**
- **Orient Streets to Landmarks**
- **On Street Parking**

THE REAL WORLD-

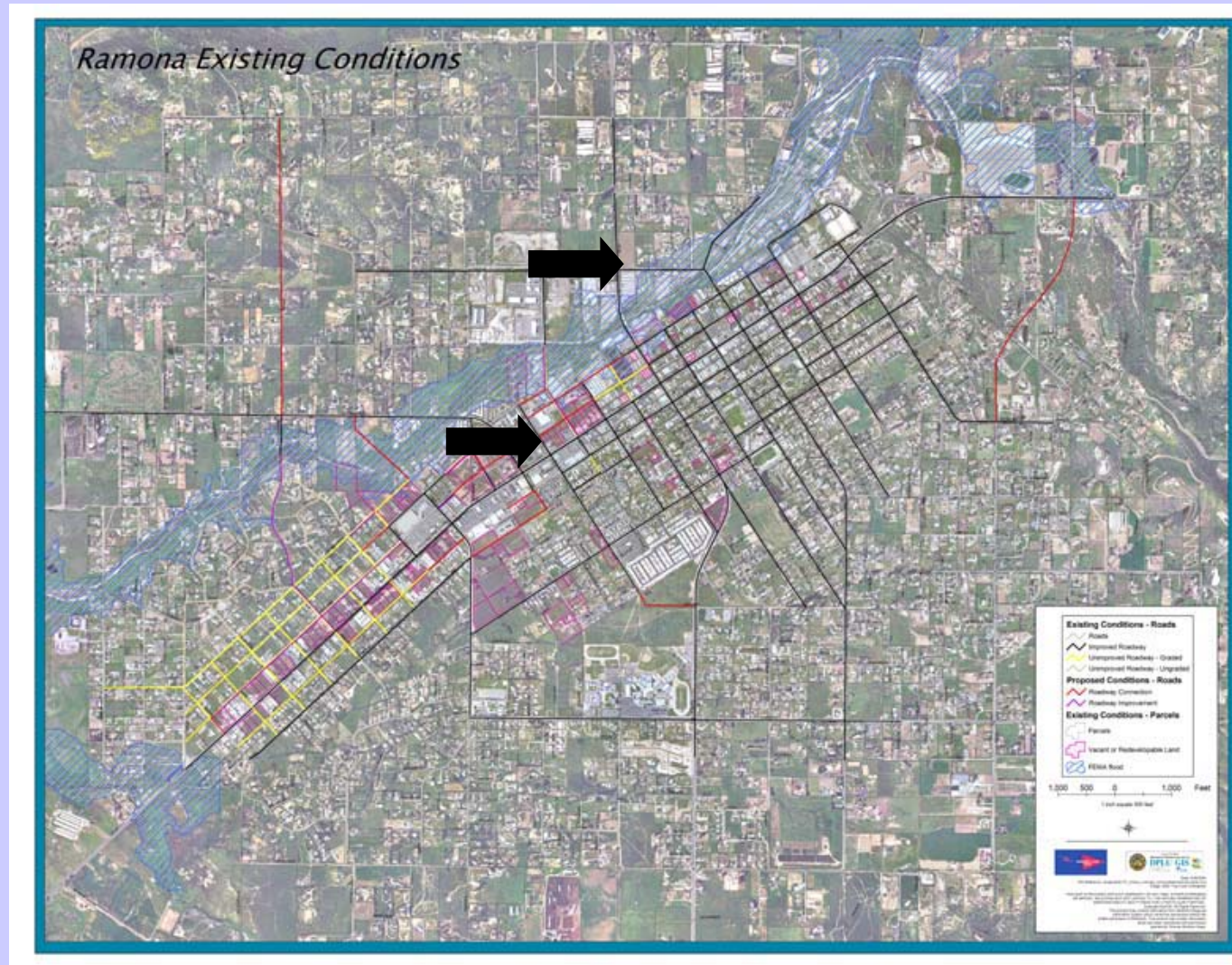
Working with:

What's on the Ground
&
Planning Criteria

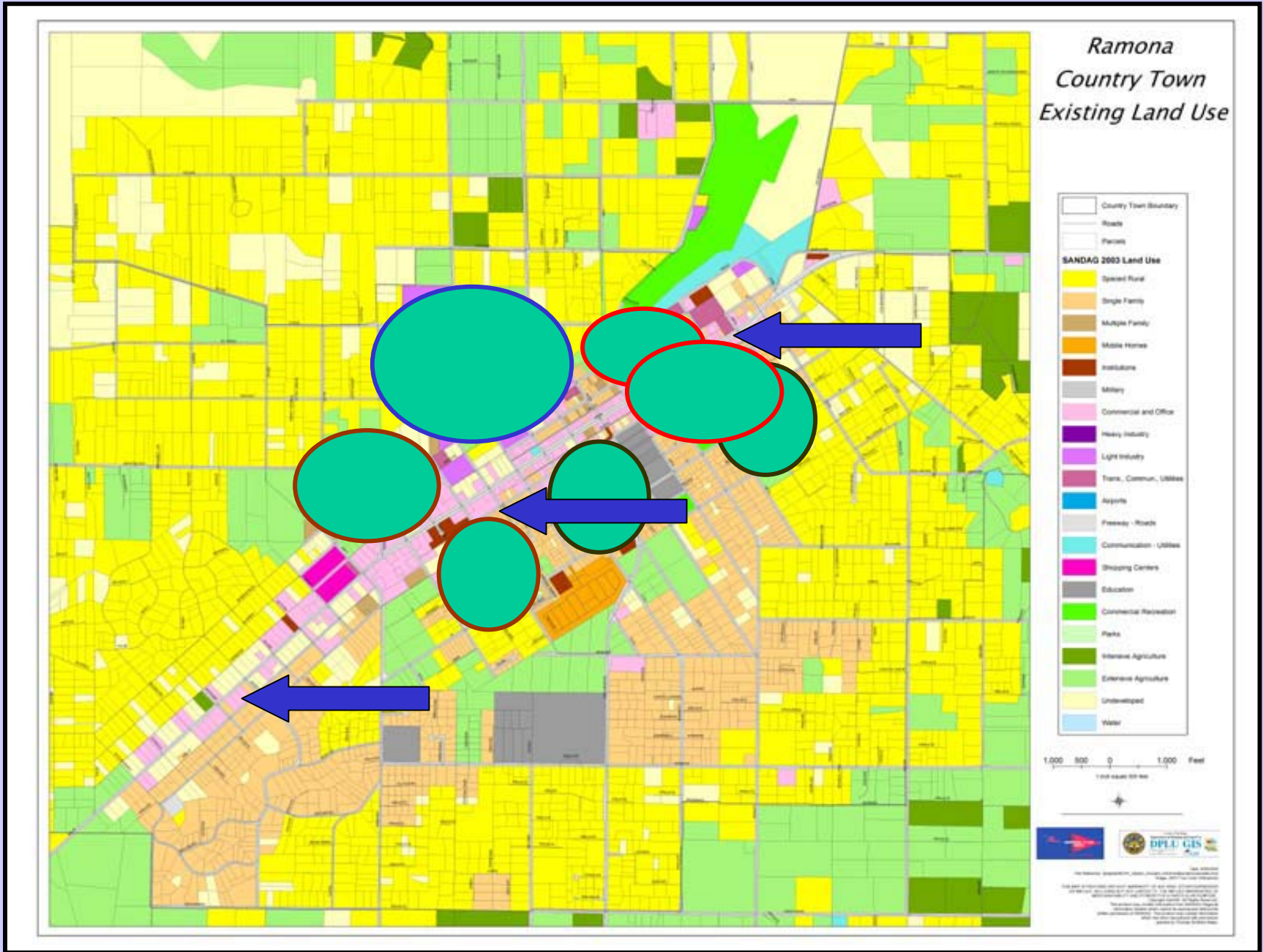
Opportunities & Constraints

Physical Opportunities

- Vacant Land
- Santa Maria Creek
- Existing Development Patterns



Existing Development Patterns

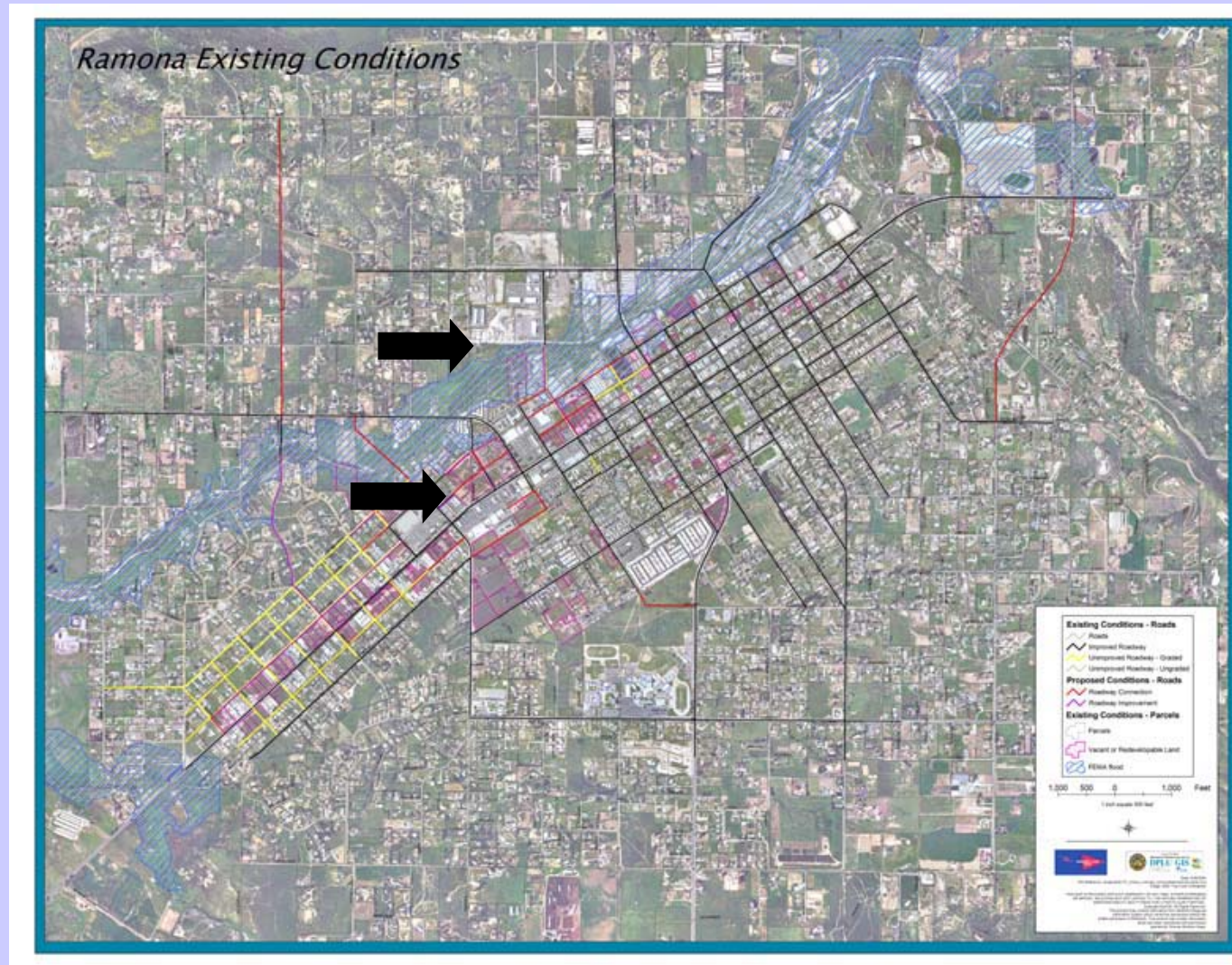


Regulatory & Other Opportunities

- Update of General Plan Map, Community Plan
- Tailored Zoning
- Tailored Design Standards
- CDBG Funds
- *CALTRANS flexibility in highway design regulations*

Physical Constraints

- Environmental Sensitivity, Floodplains & Vernal Pools
- Obstructed Potential Road Connections
- Existing Development Patterns



Regulatory & Other Constraints

- **Regional Planning Criteria**

- Direct development toward existing town centers
- Protect natural resources
- Housing

- **State Mandates**

- Affordable housing

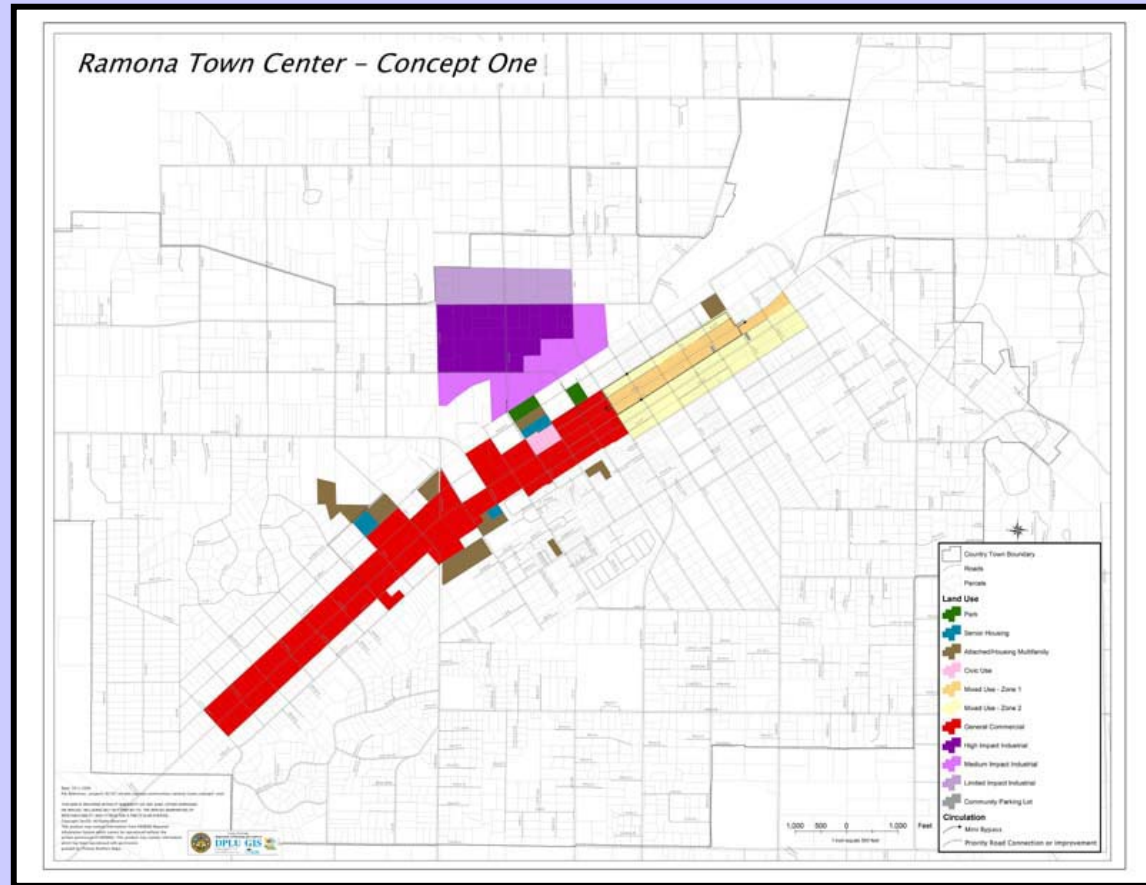
PLAN CONCEPTS

About the PLAN CONCEPTS:

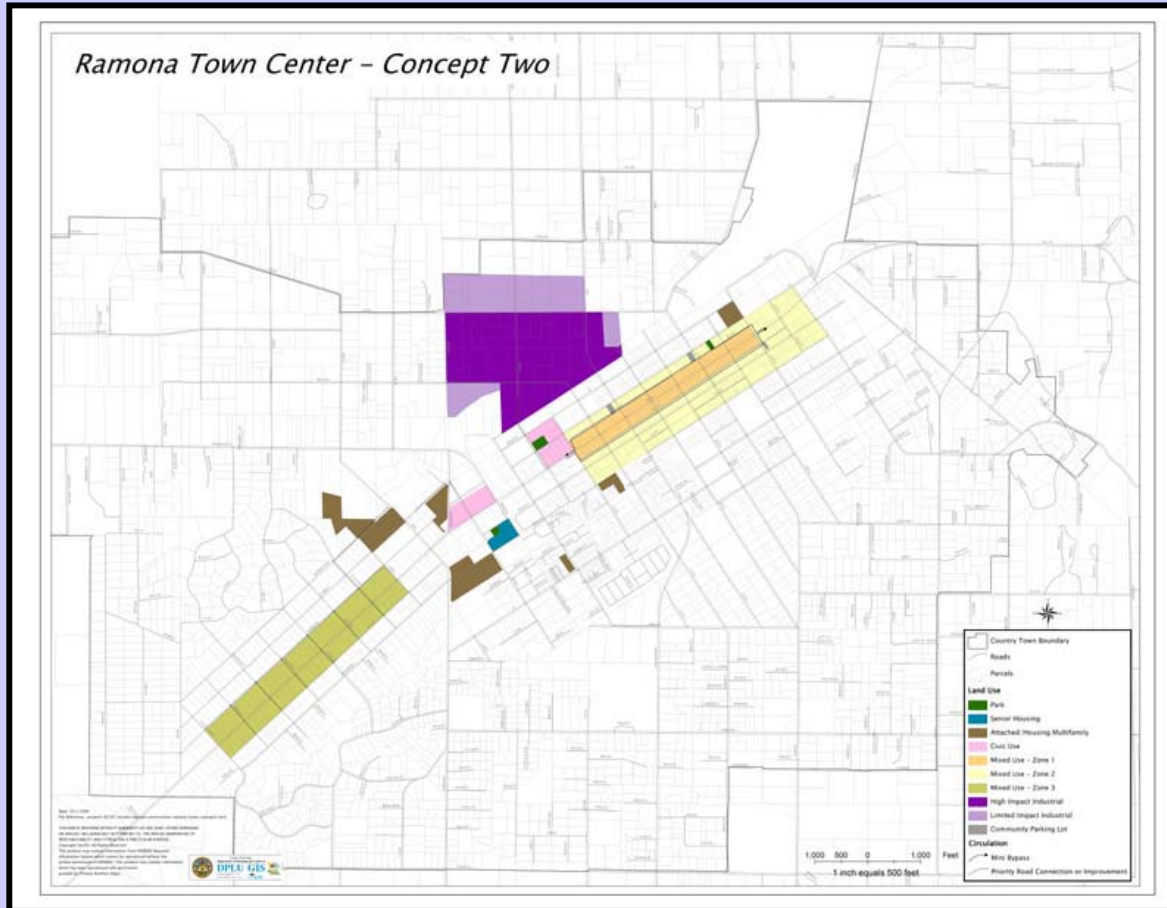
- Starting Points, not determined Plans.
- Emphasize particular aspects- *the ideal Plan incorporates a synthesis of all use types!*
- Pocket Parks & related uses should be identified based on group recommendations about major land uses (housing, commercial, etc.).

CONCEPT ONE- Minimal Alteration, Housing

- Commercial & Industrial same as on existing general plan *except for*
- Small mixed use area in Old Town
- Housing Opportunities emphasized



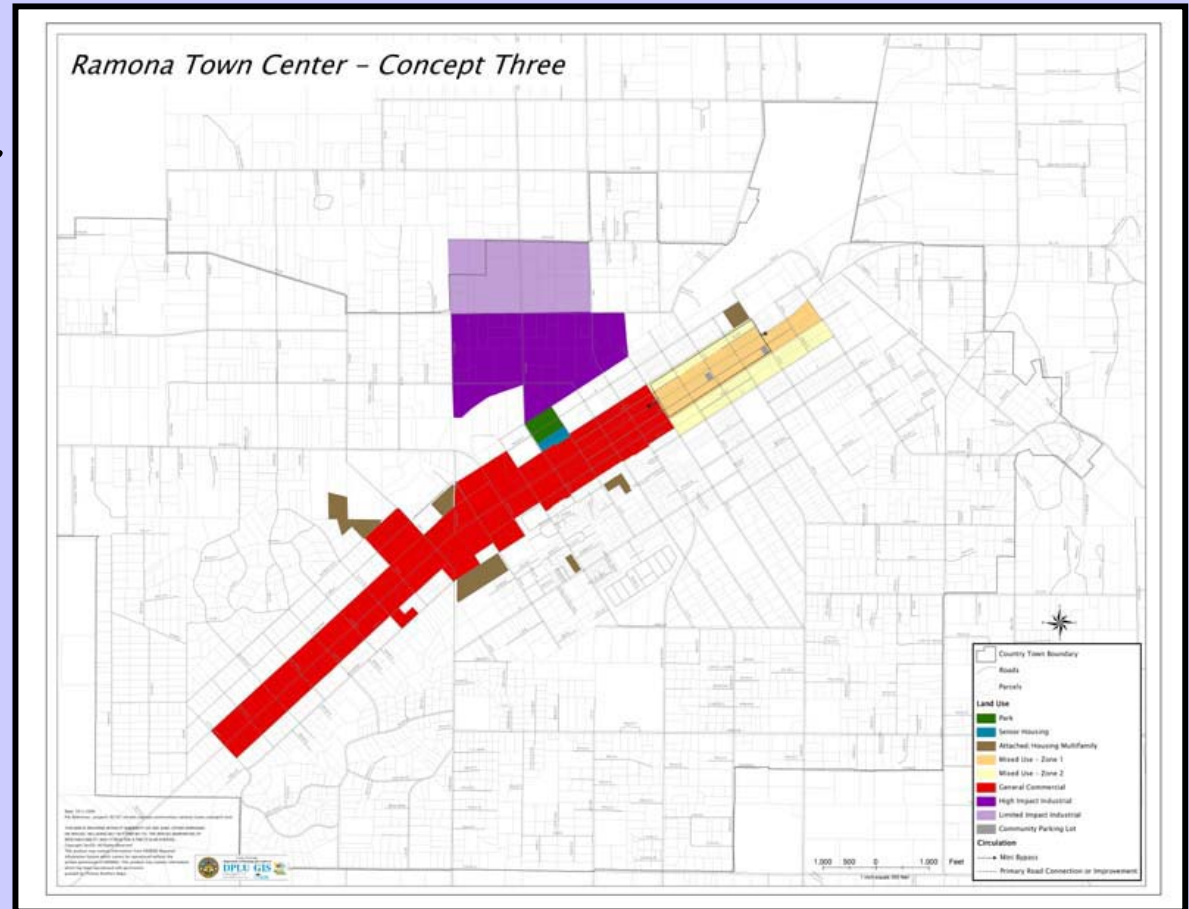
CONCEPT TWO- Pedestrian, Civic



- Civic Center w/ parks
- Large mixed-use district
- Additional mixed use node
- Limited General Commercial
- Industrial same as on existing general plan

CONCEPT THREE- Industrial & General Commercial

- Industrial Lands expanded
- More lands available for more intensive Industrial use
- General Commercial Uses same as on existing general plan (w/ limited mixed use)
- Limited housing opportunities



GROUP EXERCISES

GROUP TOPICS

1. Commercial & Mixed Use*
2. Housing*
3. Industrial
4. Mini-Bypass (Circulation)
5. Key Road Connections & Community Parking Lots (Circulation)

**Parks should particularly be considered in these groups.*

LET'S GET TO WORK!